



Kensington Gardens Squar  
Bayswater, W2

£1,406 per week

 2  2  Flat/Apartment

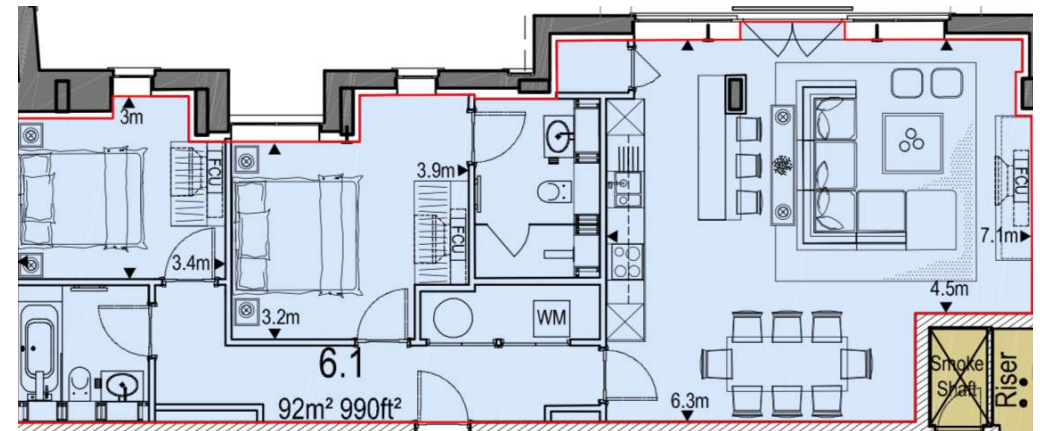
**HOMESITE**

# A stunning two-bedroom apartment

## FULL DETAILS

A stunning two-bedroom, two bathroom apartment located on the six floor of this luxury development just off Westbourne Grove. Providing a fantastic living space and finished to a high specification, solid wood floors, underfloor heating, air cooling system, stylish fully fitted kitchen, contemporary bathrooms, lift access & roof top views.

Located in this luxury development, which provides a concierge service & underground parking, it neighbours the exclusive Whiteley development and the exciting, soon to be, regenerated Queensway area which will provide exclusive boutique shops, café's & eateries. Paddington Mainline Station, with the Heathrow Airport Express & also Crossrail is less than a ten-minute walk plus Notting Hill, with Portobello Road and its vast array of bars, restaurants & shopping is also a short stroll away. Hyde Park is also close at hand.



## PROPERTY FEATURES

- 2 bedrooms
- 2 bathrooms
- New Build
- Miele Appliances
- Two lifts
- 24/7 Porter
- Cooling in all zones
- 7 Minute Walk to Hyde Park
- Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	